

May 21, 2015

15-130

AUTHORIZATION FOR HOWARD S. WRIGHT
CONSTRUCTORS TO PROVIDE CONSTRUCTION
SERVICES FOR RENOVATIONS FOR THE SYLVANIA
CAMPUS BOND PROJECT

PREPARED BY: Linda Degman, Director, Bond Program

FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Bond Program

APPROVED BY: Sylvia Kelley, Vice President
Dr. Jeremy Brown, President

REPORT: As part of the 2008 Bond projects, the Board reviewed and approved Resolution 10-077 which authorized the exemption process for the Construction Manager/General Contractor (CM/GC) procurement method for the Sylvania Campus. Howard S. Wright Constructors was selected as the CM/GC for the Sylvania Campus through Resolution 10-097, with an initial authorization of \$21 million, plus Resolution 13-078 for \$14 million for 2013 projects, and Resolution 14-083 for \$8 million for 2014 projects, and Resolution 15-040 for \$7million for 2015 for a total of \$50 million. The bond projects at the Sylvania campus are unique compared to the other campuses, in that they are primarily renovations to existing buildings. Lack of swing space to move occupants of buildings and to relocate classes during remodels is a major limiting factor in proceeding with work at the campus. Many projects need to be planned and completed in phases, which results in several smaller projects, as opposed to larger discreet projects for new construction.

Projects to date have included renovations to the Library, Science and Technology (ST) Building (phase I & phase II in progress), Social Science and Technology (SS) Building (phase I), Health Technology (HT) Building Heating Ventilation and Cooling (HVAC) upgrades and CTS relocation, Communication Technology (CT) Building phase I, Automotive Metals (AM) Building and College Center (CC). A new media control center is complete and Seismic upgrades in buildings and

walkways are underway as well. A new entry to the east side of the CC Building is also progress.

A new Automotive Storage Building was completed in 2013. Site projects have included the completion of G Street, and the addition of a Plaza Access Lane between the HT and CC Buildings.

Several maintenance projects have been completed, including a complete overhaul of the swimming pool. Technology projects to date have included VOIP work, telecom infrastructure, and the data center. Energy efficiency projects (E6) have included the boiler replacement, the heating hot water loop upgrades, CC HVAC upgrades and several other improvements.

As part of the original Sylvania Bond program projects the Health Technology (HT) building is supposed to receive renovations in several areas, including the Health Programs. Discussions are in process to relocate the health programs to another facility off the Sylvania Campus and that has delayed any work or equipment upgrades to these programs. Relocating the programs off-site will not likely happen for several years and in the meantime the equipment they are using in their programs is outdated and not relevant to what our students will be using in their career fields.

We request authority to move forward with upgrading the equipment in both Dental and Radiography and making minor building modifications to accommodate the new equipment. The equipment purchased now will be relocated to a new facility, if these programs do move. The cost of the work is \$2,327,020, which includes an owner contingency. This resolution, plus the previous authorization totals \$52,327,020.

RECOMMENDATION: That the Board of Directors authorize Howard S. Wright Constructors to provide construction services at the Sylvania Campus in the HT for \$2,327,020. All expenditures for these services are from the 2008 Bond funds.